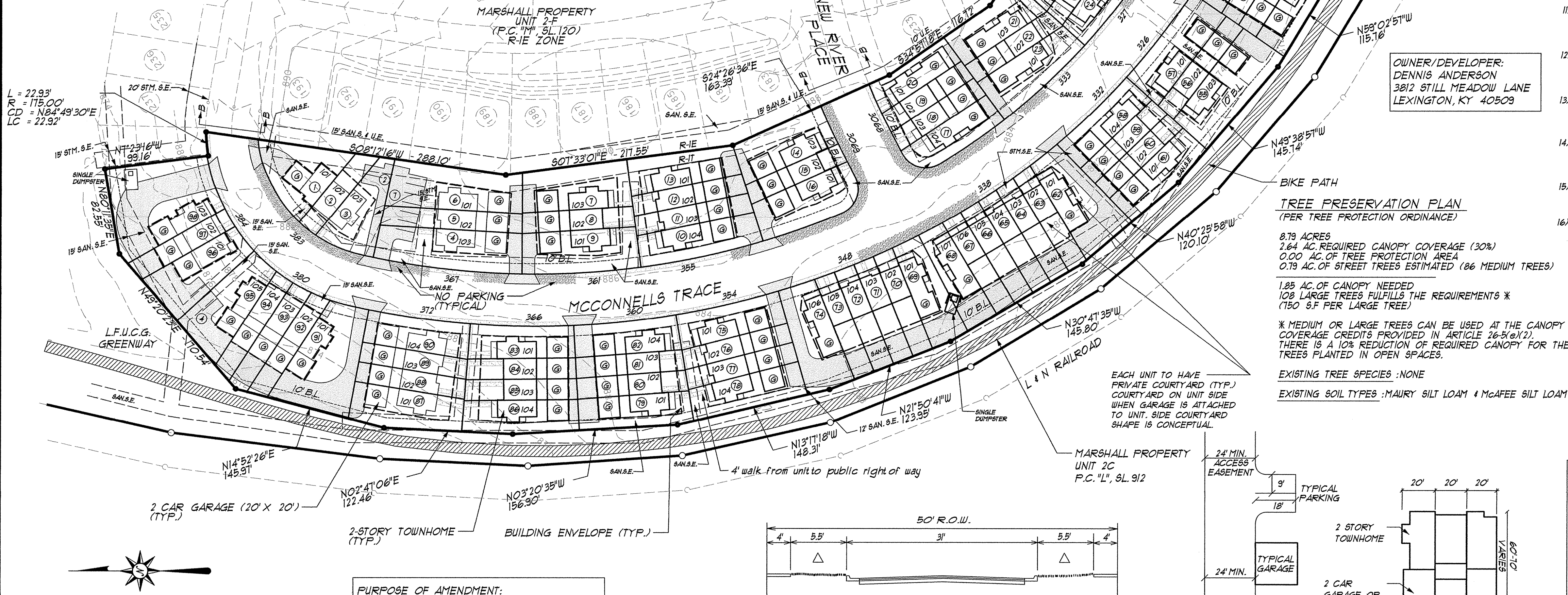


VICINITY MAP  
(NOT TO SCALE)

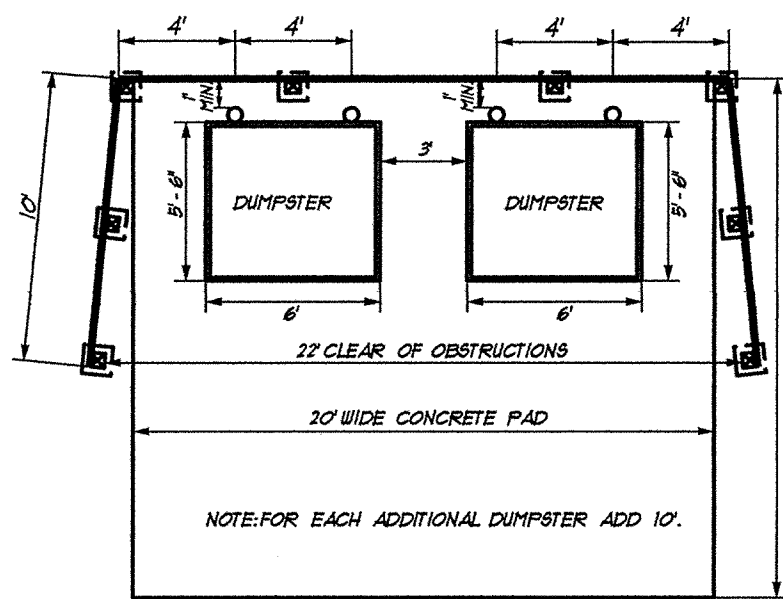
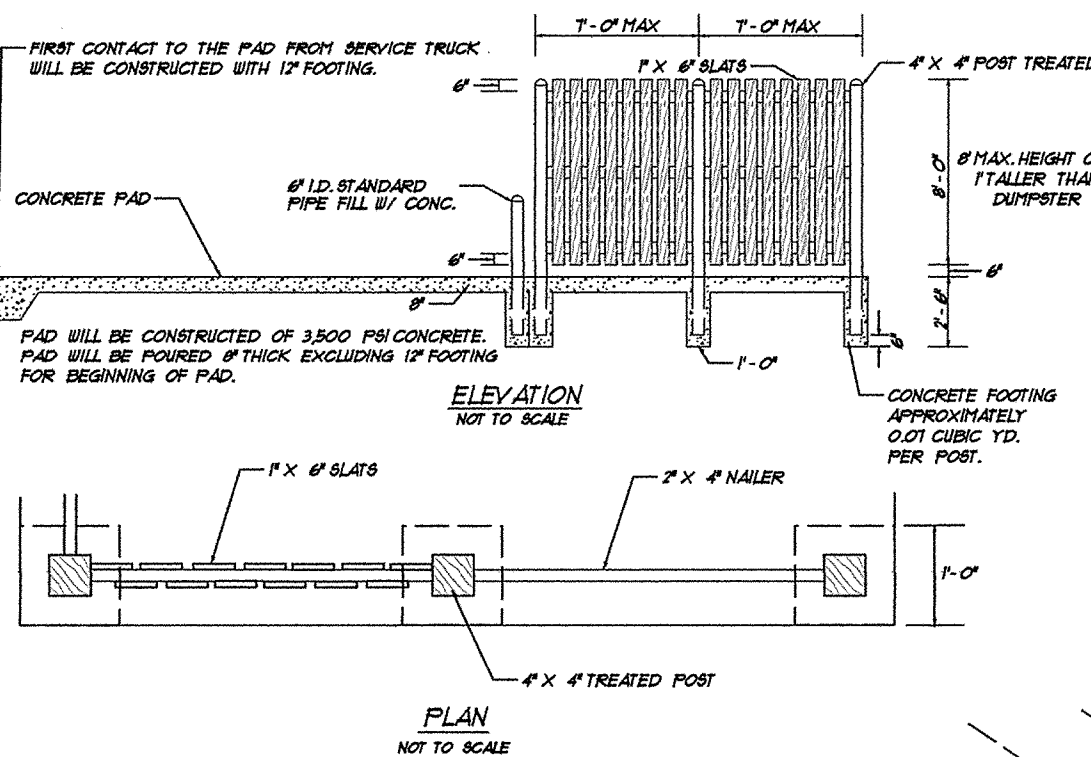
PRIVATE STREET (OR ACCESS EASEMENT) RESPONSIBILITIES OF OWNERS:  
THE OWNERS OF THIS PROPERTY AND ANY SUCCESSORS IN TITLE HEREBY  
AGREE TO ASSUME FULL LIABILITY AND RESPONSIBILITY FOR ANY CONSTRUCTION,  
MAINTENANCE, RECONSTRUCTION, SNOW REMOVAL, CLEANING OR OTHER NEEDS  
RELATED TO THE PRIVATE STREETS OR ACCESS EASEMENTS SO DESIGNATED ON  
THIS PLAN, AND DO HEREBY FULLY RELIEVE THE URBAN COUNTY GOVERNMENT FROM  
ANY SUCH RESPONSIBILITY. THE OWNERS OF THIS PROPERTY HEREBY AGREE TO GRANT  
FULL RIGHTS OF ACCESS TO THIS PROPERTY OVER THE PRIVATE STREET (OR ACCESS  
EASEMENT) AND OVER UTILITY AND OTHER EASEMENTS FOR GOVERNMENTAL AND  
UTILITY AGENCIES TO PERFORM THEIR NORMAL RESPONSIBILITIES. THE OWNERS  
UNDERSTAND THAT THE PRIVATE STREETS (OR ACCESS EASEMENTS) WILL NOT  
RESULT IN ANY REDUCTION IN TAXES REQUIRED BY AND PAYABLE TO THE URBAN  
COUNTY GOVERNMENT. FURTHERMORE, IF THE OWNERS IN THE FUTURE SHOULD  
REQUEST THAT THE PRIVATE STREETS (OR ACCESS EASEMENTS) BE CHANGED TO  
PUBLIC STREETS, THE OWNERS DO FULLY AGREE THAT, BEFORE ACCEPTANCE OF  
SUCH STREETS (OR ACCESS EASEMENTS) BY THE URBAN COUNTY GOVERNMENT,  
THE OWNERS WILL BEAR FULL EXPENSE OF RECONSTRUCTION OR ANY OTHER  
ACTION NECESSARY TO MAKE THE STREETS (OR ACCESS EASEMENTS) FULLY  
CONFORM TO THE REQUIREMENTS APPLICABLE AT THAT TIME FOR PUBLIC  
STREETS PRIOR TO DEDICATION AND ACCEPTANCE. FINALLY, IF AT SOME FUTURE  
DATE THE URBAN COUNTY GOVERNMENT SO REQUESTS, THE OWNERS ALSO  
AGREE THAT THESE STREETS (OR ACCESS EASEMENTS) SHALL BE DEDICATED TO  
PUBLIC USE WITHOUT COMPENSATION TO THE OWNERS AND WITHOUT THE OWNERS'  
EXPENSE IN MAKING SUCH STREETS (OR ACCESS EASEMENTS) CONFORM TO THE  
REQUIREMENTS APPLICABLE AT THAT TIME FOR PUBLIC STREETS.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

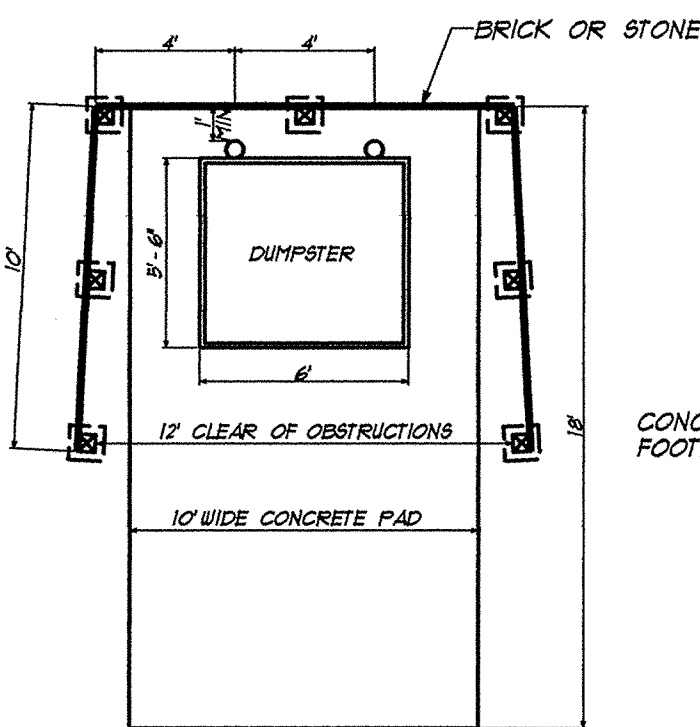


PURPOSE OF AMENDMENT:  
TO SHIFT UNITS AND THE ASSOCIATED  
BUILDING ENVELOPES AND ACCESS WAYS.

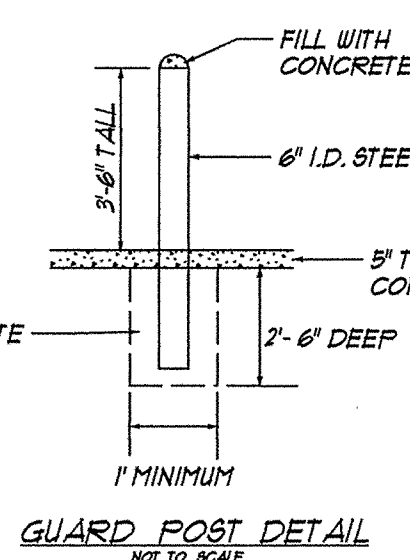
DUMPSTER SCREENING DETAIL



MULTIPLE DUMPSTER SCREEN DETAIL  
NOT TO SCALE



DUMPSTER SCREEN DETAIL  
NOT TO SCALE



GUARD POST DETAIL  
NOT TO SCALE

SECTION B-B

Δ = STREET TREE LOCATION

PLANNING COMMISSION CERTIFICATION

I do hereby certify that this plan was approved by the Urban-County  
Planning Commission at its meeting held on \_\_\_\_\_, 20\_\_\_\_;

Secretary \_\_\_\_\_

Date \_\_\_\_\_

OWNERS CERTIFICATION

I (we) do hereby certify that I am (we are) the sole owner(s) of record of the property  
shown hereon, do fully agree to all graphic and textual representations shown hereon,  
and do hereby adopt this as my (our) plan for this property.

Name \_\_\_\_\_

Company \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_

NOTES

- 1) THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE BASED UPON A RECORDED SUBDIVISION PLAT.
  - 2) THIS PLAN MAY BE AMENDED WITH THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION.
  - 3) ACCESS SHALL BE LIMITED TO THE POINTS INDICATED ON THIS PLAN.
  - 4) ACCESS DETAILS ARE SUBJECT TO THE APPROVAL OF THE URBAN COUNTY TRAFFIC ENGINEER.
  - 5) STORM WATER MANAGEMENT, STREETS AND SANITARY SEWERS, SHALL MEET THE SPECIFICATIONS OF THE L.F.U.C.G. ENGINEERING MANUALS.
  - 6) PAVEMENT DESIGN PER THE DESIGN MANUALS AND THE LAND SUBDIVISION REGULATIONS.
  - 7) NO GRADING, STRIPPING, EXCAVATION, FILLING, OR OTHER DISTURBANCE OF THE NATURAL GROUND COVER SHALL TAKE PLACE PRIOR TO APPROVAL OF AN EROSION CONTROL PLAN. SUCH PLAN MUST BE SUBMITTED IN ACCORDANCE WITH ARTICLE 20 OF THE ZONING ORDINANCE RESOLUTION.
  - 8) ALL AREAS THAT HAVE BEEN DISTURBED BY GRADING SHALL HAVE TEMPORARY VEGETATIVE COVER PROVIDED. SUCH COVER WILL CONSIST OF ANNUAL GRASSES OR SMALL GRASSES. SLOPES EXCEEDING 4% WILL HAVE ADDITIONAL PROTECTION OF ADEQUATE MULCHING OR SODDING IN ORDER TO PREVENT EROSION.
  - 9) LANDSCAPING SHALL CONFORM TO ARTICLE 18 OF THE ZONING ORDINANCE RESOLUTION, ARTICLE 6.10 OF THE LAND SUBDIVISION REGULATIONS AND THE TREE PRESERVATION ORDINANCE.
  - 10) A HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED FOR THE MAINTENANCE OF OPEN SPACE, DETENTION AREAS AND ACCESS EASEMENTS.
  - 11) THERE IS A MINIMUM OF A 3' BUFFER AREA BETWEEN THE ACCESS EASEMENT AND THE SINGLE FAMILY LOTS. SEE APPROVED COPY OF THE V.U.A. SCREENING PLAN IN PLANNING AND BUILDING INSPECTION.
  - 12) UNITS WITHOUT PUBLIC STREET FRONTAGE LOTS 5-9, 11-13, 21-22, 28-30, 33-34, 48-50, 52-56, 59-61, 74-91, 84-88, SHALL HAVE THE LOT CREATED ON A FINAL RECORD PLAT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  - 13) UNIT STAGGERING AND BUILDING SHAPE SHOWN AS CONCEPTUAL AND MAY BE REVISED WITHOUT FURTHER AMENDING THIS PLAN, PROVIDED ARTICLE 8.10(c)(1) OF THE ZONING ORDINANCE IS MET.
  - 14) THE VEHICULAR USE AREA ALONG THE GREENWAY SHALL BE PLANTED/SCREENED IN ACCORDANCE WITH ARTICLE 18 OF THE ZONING ORDINANCE. EXISTING VEGETATION MAY FULFILL THE REQUIREMENTS IF IT IS SUFFICIENT.
  - 15) STORM SEWER EASEMENT THROUGH UNITS 28-31 SHALL BE RELEASED AND SEWER RELOCATED PRIOR TO BUILDING CONSTRUCTION FOR THOSE UNITS.
  - 16) PER ARTICLE 8.10(c)(3), THE LOCATION OF THE 10% REQUIRED OPEN SPACE PER UNIT SHALL BE VERIFIED ON THE PLOT PLANS PROVIDED TO BUILDING INSPECTION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- TREE PROTECTION AREAS (TPA's) SHALL BE FENCED WITH A MINIMUM 3 FEET TALL FENCING LOCATED ALONG THE DRIFLINE OF THE TREE CANOPY WITH SIGNS POSTED EVERY 100 FEET THAT READ "TREE PROTECTION AREA". WRITTEN APPROVAL OF THE INSTALLED FENCING BY THE URBAN FORESTER (U.F.) SHALL BE OBTAINED PRIOR TO ISSUANCE OF L.F.U.C.G. PERMITS OR OTHER CONSTRUCTION ACTIVITY. THE FENCE SHALL BE MAINTAINED IN GOOD ORDER FOR THE DURATION OF THE PROJECT AND NOT MOVED WITHOUT PRIOR PERMISSION OF THE U.F. NO TREE REMOVAL, GRUBBING OR CLEARING IN THE TPA SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE U.F.
- ALL OTHER REQUIRED TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM BUILDINGS. FOR TREES LOCATED WITHIN UTILITY EASEMENTS MUST FIRST CALL KENTUCKY UNDERGROUND CALL-BEFORE-YOU-DIG 1-800-752-6001

SITE STATISTICS

TOTAL AREA = 8.79 ACRES  
AREA OF R.O.W. = 2.36 ACRES PREVIOUSLY DEDICATED.  
ZONE = R-IT  
NO. OF LOTS = 98  
NO. OF UNITS = 98  
PARKING PROVIDED = 141 @ 1.5 PER UNIT  
PARKING PROVIDED = 208 SPACES (INCLUDES 96 GARAGES)  
DENSITY = 11.15 UNITS / ACRE  
F.A.R. ALLOWED = NO LIMITATIONS  
F.A.R. SHOWN = 147,000 S.F. (GARAGES ARE NOT INCLUDED)  
BUILDING COVERAGE ALLOWED = NO LIMITATIONS  
BUILDING COVERAGE SHOWN = 119,560 S.F.  
OPEN SPACE REQUIRED = 10% OF NET AREA (0.64 ACRES)  
OPEN SPACE PROVIDED = 1.50 ACRES (65,000 S.F.)  
MIN. LOT SIZE = 1,500 S.F.  
MIN. LOT FRONTAGE = 15'  
MIN. FRONT & REAR YARD = 10'

S.J. Partura, PLLC  
CIVIL ENGINEERS & LAND SURVEYORS • LANDSCAPE ARCHITECTS  
3111 WALL STREET  
LEXINGTON, KY 40503  
PHONE (606) 255-6888  
FACSIMILE (606) 255-9887

2nd AMENDED FINAL DEVELOPMENT AND  
3rd AMENDED PRELIMINARY SUBDIVISION PLAN

MARSHALL PROPERTY UNIT 2

3000 LEESTOWN ROAD

LEXINGTON, FAYETTE COUNTY, KENTUCKY

DRAWN \_\_\_\_\_

DATE 04/05/10

CHECKED \_\_\_\_\_

REVISED \_\_\_\_\_

SHEET

1